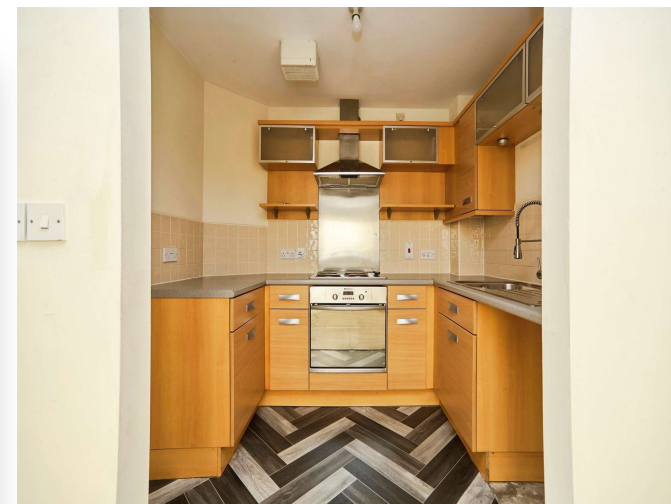




Broadlands Court, Pudsey LS28 9GE

welcome to

Broadlands Court, Pudsey

One of the property's standout features is its excellent location within the popular Broadlands development. Residents benefit from being just a short distance from Pudsey town centre, where a variety of shops, supermarkets, cafés, restaurants and everyday amenities can be found.



Property Information

Offers a fantastic opportunity to purchase this well-presented two-bedroom ground floor apartment, situated within the highly sought-after Broadlands development in the heart of Pudsey.

Perfectly positioned for a wide range of buyers, this attractive home combines comfortable living accommodation with an exceptionally convenient location, making it ideal for first-time buyers, downsizers, professionals and investors alike. The Broadlands development remains one of Pudsey's most popular residential locations. The apartment is ideally positioned within easy reach of Pudsey town centre, offering an excellent selection of local shops, supermarkets, cafés, restaurants and everyday amenities. Excellent public transport links and nearby road networks provide convenient access to both Leeds and Bradford, making the property ideal for commuters.

Hallway

A welcoming entrance hallway providing access to all principal rooms, with useful storage space and a practical layout.

Lounge

A bright and spacious reception room offering ample space for both living and dining furniture. Large windows allow plenty of natural light to flood the room, creating a comfortable and inviting space for relaxation and entertaining.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces and space for appliances. The kitchen offers practical everyday living with plenty of storage and preparatio

Bedroom One

A generous double bedroom. A peaceful and comfortable principal bedroom overlooking the development.

Bedroom Two

A versatile second bedroom which can be used as a

guest room, nursery, home office or additional double bedroom, depending on individual requirements.

Bathroom

A modern bathroom comprising a bath with shower over, wash hand basin and low-level WC, finished with contemporary fittings.

external

The property benefits from well-maintained communal grounds and allocated resident parking, providing convenience and ease of access.



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welcome to

Broadlands Court, Pudsey

- Popular Broadlands development
- Ground floor apartment
- Two well-proportioned bedrooms
- Close to local shops and amenities
- Ideal first home, investment or downsizing opportunity

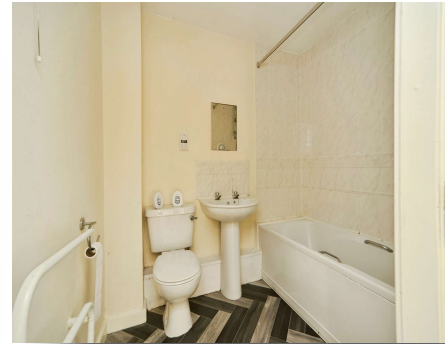
Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 883.00

Ground Rent: 285.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PDY113217



Property Ref:
PDY113217 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 257 2014



Pudsey@williamhbrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williamhbrown.co.uk